



**TOWNSHIP OF ROCHELLE PARK
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662**

October 25, 2012
MEETING MINUTES

Call to Order: 8:05

Pledge of Allegiance:

Roll Call:

Present: M. Collins, M Den Bleyker, E. Kaniewski, D. Kingma, C. Muller, F. Valenzuela R. Zavinsky

Absent: M. Kazimir, L. Ristovski, G. Sorrentino,

Approval of the September 2012 Meeting Minutes – Approved by all.

| Application Withdrawn | Mot. | Sec | Yes | No | Abst. |
|--|------|-----|-----------------------|----|-------|
| Showcase Puppies 223 Rout 17 South Rochelle Park NJ 07662 Block 51.02 Lot 5.2 | MDB | RZ | MDB EK DK CM FV RZ | | MC |
| The Board voted to accept the withdrawal of the application for Showcase Puppies without prejudice. | | | | | |
| Memorializations: | Mot. | Sec | Yes | No | Abst. |
| PB Case 2012_10_1 CNNH LLC 218 Route 17 North Rochelle Park, NJ 07662 Zone A Block 51.01 Lot 1 | FV | CM | MC MDB EK DK CM FV RZ | | |

Land Use Applications:

**Rye Gourmet
395 W. Passaic St
Rochelle Park, NJ 07662
Zone B Lot block 103**

Applicant: Orlando Sontoni

Mr. Sontoni appeared before the Board for a Tenant Review seeking approval to operate a café serving breakfast and lunch to occupants of the above address. The Applicant plans to employ one full-time employee and one part-time employee during the hours of 7:00 a.m. to 3:00 p.m., Monday through Friday. The Applicant testified that for now cooking will be done off premises and if in the future they add a grill it will meet all local and state fire codes. There is adequate parking for the building and the applicant does not intend to make improvements to the space.

The Board unanimously approved this application 7 yes votes to 0 no votes with no abstentions- subject to all restrictions put forth in the resolution.

| Mot | Sec. | Yes | No | Abst |
|-----|------|-----------------------|----|------|
| FV | MDB | MC MDB EK DK CM FV RZ | | |

- LITIGATION: The Board discussed the SAC Realty case in closed session.
- OTHER BUSINESS:
- PUBLIC:
- ADJOURNMENT: 9:15

Respectfully Submitted on November 15, 2012 by:

Marlene Den Bleyker, Secretary, Rochelle Park Planning Board.